

**All Saints Road  
Wimbledon, SW19 1BU**

**£850,000 Freehold**

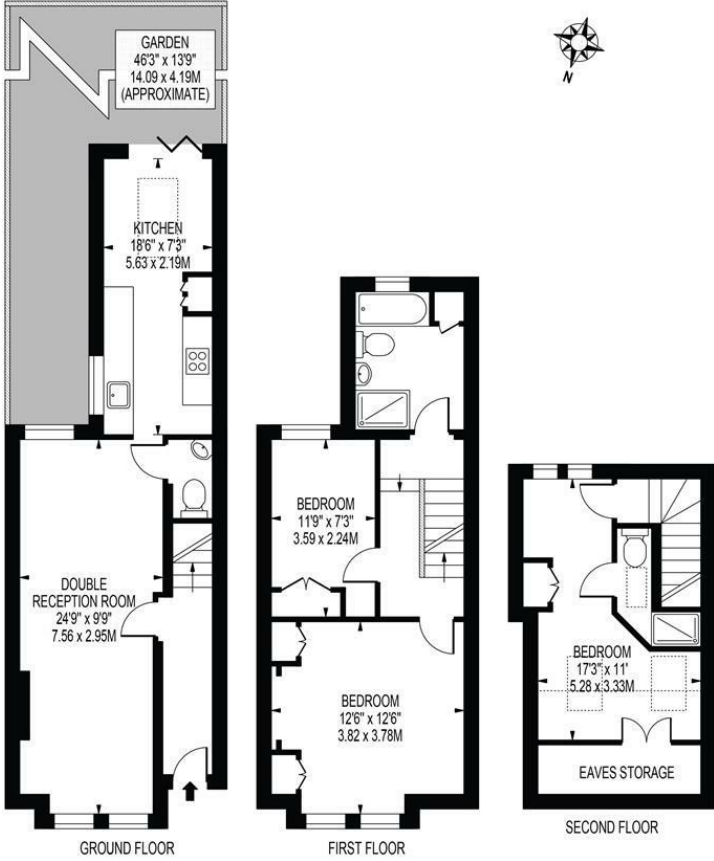


**An extended, beautifully presented three double bedroom, two bathroom, end of terrace Victorian family home with a large South-facing garden, located on a highly sought after road close to excellent schools and tube station. Comprising of a through lounge diner with feature fireplace, modern fully fitted kitchen with breakfast bar and direct access to the larger than average south facing rear garden. On the upper levels you will find three double bedrooms and two bathrooms, one being en-suite to the bedroom on the top floor. Houses of this quality are rare to the market and we urge you to book viewings early to avoid disappointment.**

## ALL SAINTS ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1059 SQ FT - 98.40 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT : 75 SQ FT - 6.93 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- End of Terrace Period Home
- Three Double Bedrooms
- Beautifully Presented
- Two Bathrooms
- Sought After Location
- Large South facing Garden
- Close To Tube Station
- Excellent Schools Nearby
- EPC Rating : D
- Merton Council Tax Band : D



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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